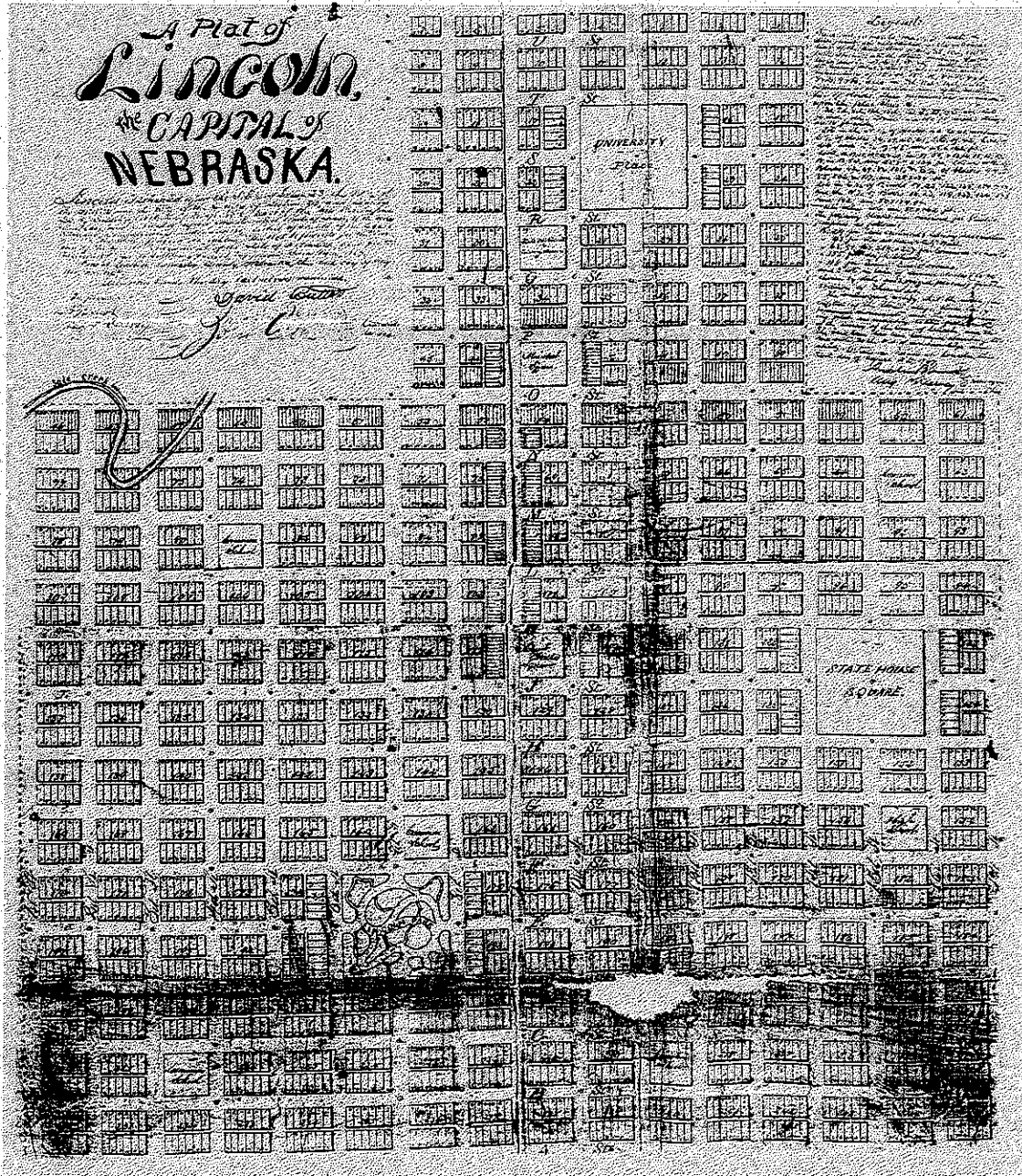


Residential Land Inventory Review



Prepared by
Lincoln City-Lancaster County
Planning Department

July 1998

Residential Land Inventory Review

Lincoln, Nebraska

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The purpose of this study is to report to the community on Lincoln's planned potential for residential development. It represents an extension and refinement of similar past studies completed by the City-County Planning Department to assess the availability of residential land for the City of Lincoln.

The present study focuses on property shown for planned urban and low density residential use that is located along the periphery of the City but still within Lincoln's "Future Service Limit." Expressly excluded is currently undeveloped residential property located within the older areas of Lincoln. Rather, the study is designed to assess the availability of residential land for development in Lincoln's emerging neighborhoods.

The balance of this report is divided into the following two major sections and accompanying subsections:

- A. Study Approach
 - 1. Study Area Boundaries and Subareas
 - 2. Residential Use Definitions
 - 3. Time Period
- B. Study Findings
 - 1. Community Wide Findings
 - 2. Subarea Findings
 - 3. Comparison with 1997 Residential Study

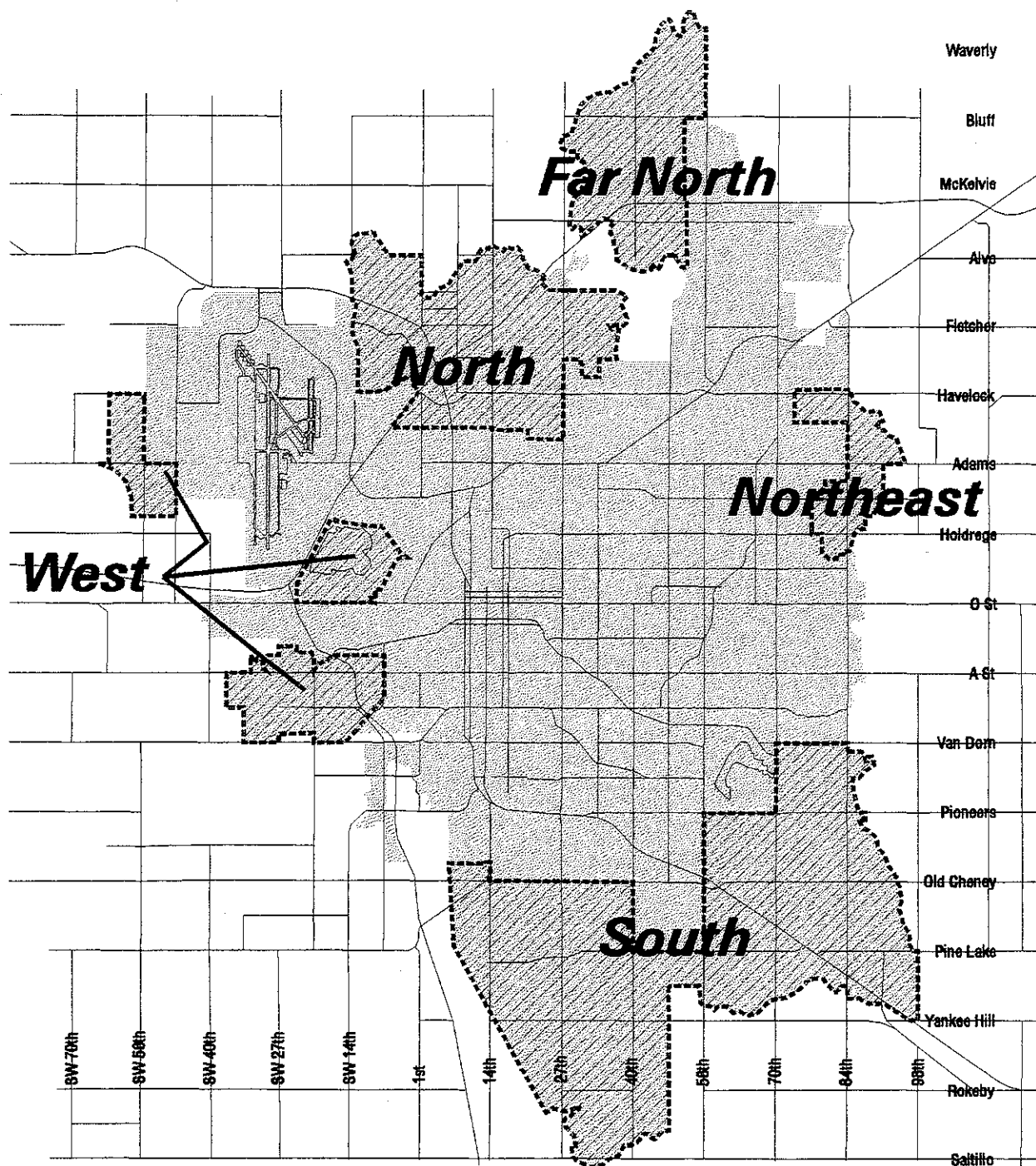
A. Study Approach

This section of the report provides background information concerning the geographic area encompassed by the study, the study time frame, and definitions of residential uses employed for the analysis.

1. Study Area Boundaries and Subareas




As illustrated in Figure 1, the study's geographic outer edge was defined by Lincoln's "Future Service Limit." This boundary is delineated in the adopted City-County Comprehensive Plan to indicate the intended limits of urban services to be provided by the City during the time period of the Plan. Lincoln at present is totally contained within the Future Service Limit boundary, with all future City annexations anticipated to occur within this boundary.

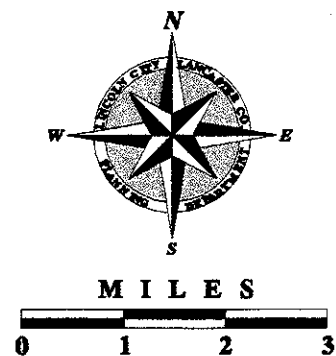
To facilitate sound infrastructure planning, the Future Service Limit boundary is also used to delineate "Phasing Areas." These areas indicate the readiness of land for urban development, as it relates to the availability of public services.



RESIDENTIAL LAND INVENTORY REVIEW

Figure 1: Study Area Map

-  Study Area Boundary
-  Study Areas
-  Future Lincoln Service Limits



Land in Phase I is presumed ready for immediate development with most of the required infrastructure in place or with installation planned for in the near term. Phase II property lacks one or more major infrastructure items, such as urban roads, sewer, or water service. Land in Phase III currently lacks most infrastructure items, but will be planned for as capital programs are developed. Phase IV land lies entirely outside the Future Service Limit with development assumed to occur beyond the planning period.

All land included in this analysis is currently slated for Phase I, II or III development -- no Phase IV land was considered as part of the analysis.

The geographic scope of the study was further narrowed to those areas along the urban periphery where larger scale urban residential development is occurring or is planned to occur within the planning period. Developed portions of Lincoln -- even those areas where some residential in-fill can occur -- were excluded. This narrowing process produced five major geographic subareas for the study:

- ! **North** -- This subarea is centered around the Interstate 80-180 Interchange and includes the North 27th Street corridor. This subarea is perhaps most likely to see the initial extension of urban growth beyond the Interstate and Highway 34.
- ! **Far North** -- Most of this subarea was amended into the Comprehensive Plan during the 1998 Annual Review process completed earlier this year. The study subarea has been tailored to envelop the residential use areas of that amendment -- that is, the large scale commercial and industrial use areas added as part of that Plan amendment were generally excluded from this analysis.
- ! **Northeast** -- This subarea reflects the area added to the Comprehensive Plan in November, 1996, as part of the North 84th Street Subarea. For purposes of geographic continuity and presentation, some industrial and commercial areas were retained as part of the subarea.
- ! **South** -- This is the largest single study subarea, extending across a broad swath of south Lincoln. It extends from Wilderness Park on the west to 98th Street on the east. It is situated within three separate sewer service basins -- Antelope, Beal Slough and South Salt Creek.
- ! **West** -- This subarea is the only one that is discontinuous, contain three separate, smaller subunits -- Arnold Heights/Northwest Lincoln, Capitol Beach, and West A. This subarea as a whole also tends to have a greater proportion of existing platted development occurring.

2. Residential Land Categories

The designation of land in the Comprehensive Plan for residential use is but the first of several steps that must happen before a dwelling unit can be built on the property. Once Plan designation has taken place, land typically passes through four stages before a house is ready for occupancy:

- ! Stage 1 -- Along the urban fringe, most potential residential land is currently zoned for agricultural use with no plans for development. The initial stage then is to secure *residential zoning* on the property.
- ! Stage 2 -- Oftentimes developers will also submit a *preliminary plat* along with the rezoning request. The preliminary plat lays out the residential lots, streets, grading, and utility plans to serve the proposed development.
- ! Stage 3 -- Following the approval of the rezoning request and preliminary plat, the developer submits a *final plat* that legally divides the land into lots that can then be sold. As part of stages 2 and 3, the developer and public sector is also working to install the infrastructure required to support the development that will occur in stage 4.
- ! Stage 4 -- The final stage occurs when the potential homeowner or builder has purchased the lot and obtains a *building permit* for the construction of the residence.

This study tracks land as it passes through all four stages. Depending upon the stage it is in, differing assumptions were used regarding the potential number of dwelling units that might occur on the property:

Raw Land -- A substantial portion of the total study area has been designated for residential development in the Comprehensive Plan but has no approved development plan (i.e., preliminary or final plat, planned unit developments, community unit plans, special permits). As such, no approved development plan exists upon which to determine the number of dwelling units that will be built on this land.

Therefore, in order to estimate the dwelling unit potential for this land, it was necessary to assume a "units per acre" density rate. Based upon a review of similar recent residential developments in Lincoln, the following dwelling unit density rates were applied to property categorized as "raw land:"

- (a) 4 dwelling units per acre for "urban residential" land; and,
- (b) 1 dwelling unit per acre for "low density residential" land.

In cases where the 4 units per acre factor is applied, no effort has been made to distinguish between potential single family, duplex or multi-family dwelling units.

When the Future Service Limit was extended to the north (N-1 and N-2) and south (S-1 and S-2) during last year's Annual Review, a significant portion of each area was designated as residential even though future pockets of other uses (e.g., commercial, industrial, public and semi-public) are likely to occur. To appropriately represent this, an adjustment was made to tracts of land in the "Far North" and "South" subareas that are shown as residential in the Comprehensive Plan. In these cases, the dwelling unit potential of 4 units per acre was applied against 85 percent of the total land area (rather than 100 percent) to account for other possible non-residential uses of the property.

Preliminary Plats, In Review Process -- This category includes land for which a preliminary plat has been submitted but not yet approved. The plat may be early in the review process or may be nearing approval. (Note: Preliminary Plats approved after July 1, 1998 were not included in this category.) Dwelling units in this and the remaining categories were divided into single family detached, single family attached (includes duplex units), and multi-family units, based upon the most current plat edition.

Preliminary Plats, Approved -- This category includes land with an approved preliminary plat; such land needs only final plat approval before a building permit can be issued.

Final Plats -- This category includes any land (i.e., lots) that has received final plat approval but for which a building permit had not been issued as of July 1, 1998. (Land in this category may or may not have roads and utilities in place at this time.)

Once land enters the fourth stage (i.e., a building permit has been issued), it is removed from the inventory of vacant residential land even though the dwelling unit may not be built for several months.

3. Study Time Frame

Residential land development is a dynamic process. Each day potential new lots are added to the market's inventory -- zoning actions occur; plats are approved; infrastructure is constructed. While this is happening, existing lots are sold to future home owners and are removed from the stock of available lots. An analysis of the type presented in this report must of necessity view the market at a single point in time.

For purposes of this study, therefore, the dynamics of the marketplace are assumed as they existed on *July 1, 1998*. This includes the issuance of building permits, as well as administrative actions affecting residential land.

B. Study Findings

This section of the report presents the study findings in terms of the dwelling unit potential represented in the current Comprehensive Plan, a subarea breakdown of this dwelling unit potential, and a comparison with a similar vacant residential lot study completed in 1997.

1. Community Wide Findings

The overall findings of the Residential Land Inventory Review are presented below in Table 1. As shown, the study area as a whole can accommodate an estimated 42,586 dwelling units. (For purposes of this study, single family attached (i.e., single family dwellings attached to another unit or units but with each on a separate lot, and duplex units are combined into a single category.)

Table 1
Potential Residential Development Summary
by Dwelling Unit Category
July 1, 1998

Residential Land Status	Single Fam. Detached	Single Fam. Attached	Multiple Family	Total Units
Raw Land	n.a.	n.a.	n.a.	30,963
Prelim. Plats: In Process	1,094	176	994	2,264
Prelim. Plats: Approved	2,084	488	2,223	4,795
Final Plats	1,799	395	2,370	4,564
Total	4,977	1,059	5,587	42,586

This total includes 4,564 dwelling units in final plats, 4,795 units in approved preliminary plats, 2,264 units in preliminary plats currently being reviewed, and 30,963 units on land currently without any approved or submitted plat or development plan (i.e., "raw land.")

The element of these residential studies typically receiving the greatest attention is the single family lot (i.e., single family detached unit) potential. In all, 4,977 vacant single family lots are or will be available for development within the near term. As displayed below in Table 2, the 1,799 lots in final plats represented approximately 36.1 percent of all vacant single family lots identified in the study. Additionally, there were 2,084 single family lots (41.9 percent) in approved preliminary plats, and 1,094 single family lots (22.0 percent) in preliminary plats currently under reviewed.

Table 2
Vacant Single Family Lots (Single Family Detached)
by Development Stage
As of July 1, 1998

Development Status	Total Number	Percent of Total
Preliminary Plats: In Process	1,094	20.0%
Preliminary Plats: Approved	2,084	41.9%
Final Plats: Approved	1,799	36.1%
Total Single Family Lots	4,977	100.0%

2. Subarea Findings

Table 3 displays the estimated inventory of potential residential dwelling units by study subarea. (The study subareas were shown earlier in the report on Figure 1.)

Table 3
Potential Dwelling Units by Subarea
As of July 1, 1998

Development Status	Potential Dwelling Units by Subarea					
	West	North	Far North	North-east	South	Total
Raw Land	1,250	6,605	8,770	1,481	12,857	30,963
Prelim. Plats: In Process	662	--	--	--	1,602	2,264
Prelim. Plats: Approved	283	1,496	--	729	2,287	4,795
Final Plats	1,061	896	--	143	2,464	4,564
Total	3,256	8,997	8,770	2,353	19,210	42,586

The subarea with greatest dwelling unit potential is the South, with a projected inventory of 19,210 units, or about 45 percent of the total. This is followed by the North (8,997 units) and Far North (8,770) subareas, respectively. If the North and Far North were viewed as one growth area, their combined total of 17,767 potential units would begin to approximate the potential seen in the South. Table 4 displays single family attached unit potential by subarea.

Table 4
Vacant Single Family Lots (Single Family Detached) by Subarea
As of July 1, 1998

Development Status	Potential Single Family Units by Subarea					
	West	North	Far North	North-east	South	Total
Pre. Plats: In Proc.	262	--	--	--	832	1,094
Pre. Plats: Approved	248	536	--	369	931	2,084
Final Plats	603	294	--	143	759	1,799
Total	1,113	830	--	512	2,522	4,977

As suggested by the above tables, the total number of potential dwelling units and their development status varies by subarea:

West: This subarea has experienced a modest yet steady increase in the amount of available residential land over the past several years. As of July 1, 1998, there were 603 final platted, single family lots available; with an additional 510 single family lots in the preliminary plat stage. This total of 1,113 gives the West subarea the second greatest number of single family lots of any subarea.

North: This subarea has the second greatest overall dwelling unit potential (8,997); although approximately three-quarters of this potential (6,605 units) is contained in the "raw land" category. A total of 2,392 units were identified in final or approved plats; there were no preliminary plats undergoing review in this subarea.

Far North: This subarea was added to the Residential Land Inventory following its incorporation into the Comprehensive Plan earlier this year. The subarea extends the City's Future Service Limit to the north, well beyond Interstate 80 along North 56th Street.

Because it is such a recent addition to the Comprehensive Plan, no platting has been initiated in this subarea. The projected residential potential for the subarea is 8,770 dwelling units based on a factor of four units per acres. (Note: The 85 percent "raw land adjustment factor" was used in this subarea to reflect the potential for non-residential uses not otherwise accounted for in this newly designated growth area.)

Northeast: The smallest subarea in terms of overall area and residential potential is the Northeast subarea. Since its addition to the Comprehensive Plan in late 1996, this area of Lincoln has demonstrated a consistent pattern of growth. Of the subarea's 1,075 total acres, about 520 acres are planned for residential development.

As of July 1, 1998, the estimated number of potential dwelling units for the Northeast subarea was 2,353 units. About 37 percent of these units (872 units) were in final or approved preliminary plats.

South: As shown above, the South contains the greatest residential potential of any single subarea. Across all development categories, the South holds the potential for 19,210 units, including 6,353 units in a final or preliminary plat status. The South also has the highest number of single family lots (i.e., single family detached) in a final or preliminary plat status, with 2,522 lots.

C. Comparison with 1997 Residential Study

In June, 1997, the City-County Planning Department completed a "Residential Land Inventory Review." This study utilizing a similar methodology and subarea definitions for calculating Lincoln's residential potential.

As presented in Table 5, the 1998 study revealed a potential residential development of 42,586 dwelling units -- or 14,684 units more than the 1997 study. The 53 percent increase in dwelling unit potential over the previous year was largely the result of the addition of several large tracts of land to the future urban limits in the north and south. The potential units under the "raw land" category experienced a material jump from 15,979 units in 1997 to 30,963 units in 1998.

Table 5
Comparison of 1997 and 1998
Residential Land Inventory Review

Dwelling Unit Type	Final Plats		Approved Preliminary Plats		In Process Preliminary Plats		Raw Land		Total	
	'97	'98	'97	'98	'97	'98	'97	'98	'97	'98
Sngl. Fam. Det.	1,944	1,799	2,443	2,084	967	1,094	n.a.	n.a.	5,354	4,977
Sngl. Fam. Att.	310	395	522	488	268	176	n.a.	n.a.	1,100	1,059
Multi-Fam.	2,370	2,370	2,558	2,223	541	994	n.a.	n.a.	5,469	5,587
Not Designated	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	15,979	30,963	15,979	30,963
Total	4,624	4,564	5,523	4,795	1,776	2,264	15,979	30,963	27,902	42,586

Total dwelling unit potential for final plats, approved preliminary plats and in review preliminary plats changed very little between the two study dates -- 11,923 units in 1997, compared to 11,623 units in 1998, or about a 2.5 percent difference.

The number of single family detached units in final or preliminary plats declined modestly over the last year -- from 5,354 in 1997 to 4,977 in 1998. For final plats, the number of single family detached units declined from 1,944 units in 1997 to 1,799 units in 1998. Such units in approved preliminary plats similarly

dropped; although unit in preliminary plats being reviewed was up slightly in 1998.

Total single family attached units rose slightly over the past year, from 1,100 in 1997 to 1,059 in 1998. Those units in final plats did show an increase, from 310 in 1997 to 395 in 1998.

Only a moderate increase was seen in the multiple family unit potential. The 1997 figure of 5,469 multiple family units expanded to 5,587 in 1998. The number of potential multiple family units in final plats was remarkably the same for both years -- 2,370 units in 1997 and 1998.

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Planning Department staff anticipates maintaining this base data in the future as part of its geographic information system (GIS) operation. This should allow for the more frequent reporting to the community on the status of residential land in Lincoln.

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